



**2 Tyrrel Street
BRADFORD
BD1 1RN**

- Temporarily let.
- Ground floor sales area of **110.0 sq m (1,184 sq ft)** and useful basement stores with strong room.
- Suitable for various business concerns—under relaxed planning uses to include café / restaurant, clinic, retail, offices etc.
- Potential for external seating area (subject to consents).
- Rent: was £25,000 pax; now **£21,500 pax**

SITUATION

The premises occupy a prominent and central location at the confluence of the main pedestrianised junctions with Tyrrel Street, Hustergate and Bank Street within the heart of Bradford City Centre.

City Hall/Centenary Square and the award winning City Park are in close proximity, with the junction being a popular crossing point and access route into the City Centre with the popular 550,000 sq ft Broadway Shopping Centre located nearby.

The immediate locality is popular with various national occupiers including TSB Bank (adjacent), Nationwide (opposite) and Café Nero amongst others.

PROPERTY/ACCOMMODATION

The property comprising part of the 5 storey Grade 2 Listed stone built building (the upper floors being let to a local firm of solicitors) is arranged on basement, ground and mezzanine floors.

The premises which last traded as a jewellers shop provide the following amenities:-

- CCTV/Intruder alarm facilities (not tested)
- Various display cabinets
- Gas central heating
- Automated shutters to windows/doors
- Wheelchair access

The premises provides the following approximate dimensions and net internal floor areas:

Gross frontage (to Tyrrel St)	14.7m	48ft 3in
Net frontage (to Tyrrel St)	13.7m	44ft 11in
	Sq. m.	Sq. ft.
Ground Floor		
Overall sales area	110.0	1184
Mezzanine		
Office / ancillary	42.5	457
Basement		
Ancillary, strong room and WC	97.0	1044

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Rateable Value: £10,500
Rates Payable (approx.): £5,240

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

Was £25,000 per annum, now **£21,500 per annum exclusive** Subject to Lease.

LEASE

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews. (There is currently a temporary tenant insitu).

BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

<https://www.investinbradford.com>

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VAT

Our clients advise that VAT will not be chargeable on the rent at the prevailing rate however they reserve the right to do so.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **B** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Updated: September 24



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